



£459,500

\*FIVE BEDROOMS\* \*IMMACULATELY PRESENTED\* \*FANTASTIC OUTLOOK OVER FIELDS TO THE REAR\* \*QUIET CUL-DE-SAC LOCATION\* \*FAMILY HOME\* \*SOUTH FACING GARDENS\* \*GARAGE\* \*AMPLE DRIVEWAY PARKING\* \*MASTER EN-SUITE\*

Nestled in the serene Meadowcroft Close, Idle Moor, this immaculately presented detached family home offers a perfect blend of comfort and style. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space. As you enter, you are welcomed into a generous reception room, with a multi fuel stove, that exudes warmth and charm, perfect for both relaxation and entertaining. The fabulous kitchen-diner is a standout feature, benefitting from an instant hot tap, Marble breakfast island, integrated larder style fridge & freezer, dishwasher and washing machine. This room provides a modern space for family meals and gatherings, while also offering a fantastic outlook over the picturesque fields to the rear. This delightful view enhances the sense of tranquility that this home provides. The landscaped rear garden offers both decking and lawn areas, perfect for entertaining or enjoying quiet summer evenings. The property also boasts a garage with an electric door, ensuring convenience for parking, along with additional space for two vehicles. Benefiting from Argon-filled K glass throughout, the property is highly energy efficient retaining substantially more heat than traditional glazing. Additionally, the property comes with a new fitted boiler. Situated in a quiet cul-de-sac, this home offers a peaceful environment, making it an ideal retreat from the hustle and bustle of everyday life. This detached house is not just a home; it is a lifestyle choice, combining modern living with the beauty of nature right at your doorstep. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is sure to meet your needs. Do not miss the opportunity to make this stunning home your own.

Ask us about...

AUCTION

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SURVEYS

### Meadowcroft Close , BD10

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft  
 Garage = 16.2 sq m / 174 sq ft  
 Total = 148.0 sq m / 1593 sq ft

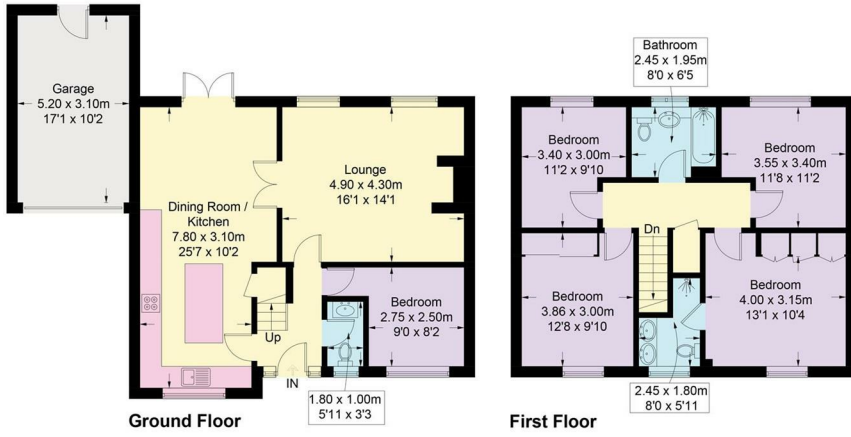
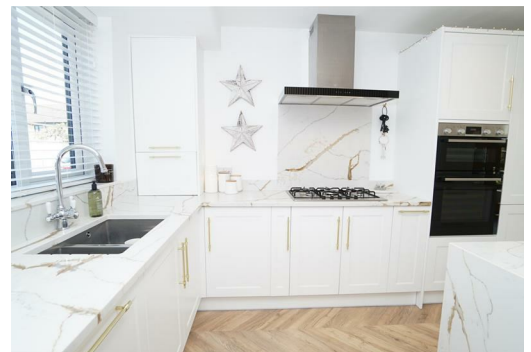


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1296241)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	